

APPENDIX D: SULLIVAN COUNTY ZONING RESOLUTION – REGULATIONS GOVERNING THE VARIOUS TYPES OF RECREATIONAL CAMPGROUND FACILITIES

<u><i>Types of Campgrounds by Zoning Requirements</i></u>	<u>Temporary Campground/Special Event/Day-Parking Facilities</u>	<u>Community Recreational Facilities operated by a non-profit agency, such as Federal, State, Local governments, church/religious and youth camps</u>	<u>Commercial Campground Facilities</u>	<u>Commercial Resort Development</u>
Purpose and Needs	To provide for the safe and temporary housing accommodations to tourists and guests during a <u>Sullivan County</u> special event open to the public. To provide a designated area for guests to stay in close proximity to the event. Campground designed for temporary use only not to exceed a 10-day period for any public special event and limited to a maximum of 4 events per calendar year.	To provide safe and enjoyable recreational facilities and accommodations for tourists, youth campers and others for a temporary, recreational basis, not to exceed 14-days at a time, unless part of an organized religious or cultural event or camp program.	To provide temporary seasonal accommodations for tourists and citizens, not designed for long-term lease or stay. Accessory activities, such as playground facilities, picnic shelters, boating facilities and special events may be permitted throughout the year.	To provide temporary living accommodations for tourists and owners for recreational purposes and not designed for long-term permanent housing nor principal residence. Commercial resort developments are exclusive by design and structure.
Permitted in all Zoning Districts	Yes. Temporary Event Campgrounds shall obtain temporary use permits for each event.	Not in manufacturing districts	Limited to AR, B-3, B-4, PBD and PBD3 districts only	Permitted in B-3, B-4, PBD, PBD3, PUD, R-3, and R-3A districts.
Site Plan Approval by Planning Commission or staff required	No site plan required for day-parking only. Site plan is required if there will be grading, bathhouses and other permanent site improvements made. Approved by staff.	Site Plan approval by staff only	Site Plan Approval by Planning Commission	Site Plan Approval by Planning Commission
Stormwater Pollution Prevention Plan and TDEC Permit Required	Yes if grading over an acre	Yes, if grading over an acre – government agencies are exempt	Yes, if grading over an acre	Yes, if grading over an acre and/or part of a larger common development plan
Types of camping accommodations permitted	Tents, campers, all types of recreational vehicles only – no permanent accommodation structures permitted	Designated tent areas, all types of RVs, Campers, Motor Homes, cabins, lodges, and park manager’s dwelling only, <u>excluding</u> any type of RV park trailer, singlewide manufactured housing.	Any type of camping unit defined as a seasonal and recreational camping facility such as a tent, cabin for rent, RV, motor home, camper, RV pop-up, 5 th wheel, etc. but does not include permanent housing or manufactured housing defined by TCA and zoning definitions.	RV Park Model Trailers, Class A Recreational Vehicles, Motor Homes or permanent cabins designed as a 2 nd dwelling for recreational and seasonal use only, excluding condominiums, single-family dwellings, or any other type of manufactured housing defined by TCA and zoning definitions.
Types of Amenities and Facilities Permitted	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, play ground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, play ground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, play ground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.	Per site plan approval, the owner may construct and maintain any needed restroom facilities, bath houses, picnic pavilions, play ground equipment, walking trails, fishing piers, swimming areas, shelters, grounds-keeping/maintenance/storage buildings, check-in huts/offices and other customary and accessory structures in order to accommodate guests.
Full-time Residence permitted for Owner, Manager, Dock Master, Park Superintendent/Maintenance	One residence only permitted to manage temporary campground	Permitted if needed	Permitted	Permitted
Minimum Lot Size Per Facility	N/A	N/A	20,000 square feet minimum lot size (edit table 3-103A on minimum lot size for AR zone)	20,000 square feet minimum lot size
Permanent Free-Standing Signage Permitted	No – temporary signs only	Yes – depending on zoning district	Yes – depending on zoning district	Yes – depending on zoning district
Open Burning Permitted	Per local guidelines with burn permit from State.	Per local guidelines with burn permit from State.	Per local guidelines with burn permit from State	Per local guidelines with burn permit from State.
Utilities Provided	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	Yes, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.	YES, Safe Drinking Water with frost-proof spigots required for 5 or more camping sites and one spigot for every 5 sites, as approved by the local utility provider or TDEC if well water.
Sanitary Sewer or other on-site Sewerage Disposal System Required	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	At a minimum one port-a-let sanitary portable bathroom facility shall be provided when 5 or more sites are permitted. All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations provided shall also be installed per state regulations and shown on the site plan.	All permanent restroom and bathhouse facilities if proposed shall have approval from the municipal engineer or the local TDEC office regarding sewerage treatment. Underground sewage holding tanks and clean-out stations shall be provided per state regulations and shown on the site plan.

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Individual Mail Receptacle Permitted	Only for owner/manager	Only for owner/manager	Only for owner/manager	No individual receptacles permitted, however a common mail box structure would be permitted
Individual Connections to other Utilities and Services Permitted (telephone, cable, satellite , or other connections)	No, only for owner/manager	Individual connections to water, sewer/septic, electric, gas, cable, phone, satellite or other utilities and amenities may be permitted as part of the services provided by park owner, which shall be included in their fee schedule. Individual accounts set up by the tenants/guests shall not be permitted.	Individual connections to water, sewer/septic, electric, gas, cable, phone, satellite or other utilities and amenities may be permitted as part of the services provided by park owner, which shall be included in their fee schedule. Individual accounts set up by the tenants/guests shall not be permitted.	Yes, all utilities and services may be individually established per unit similar to single-family housing or it may be provided by the landowner as part of the rental fee.
Paving and Parking Requirements	A paved or graveled entrance is required to connect to any access point off of a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved, graveled or grassed.	Pavement is required to connect to any access point off of a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes and mud. One extra parking space is required for every camping unit site	Pavement is required to connect to any access point off of a public road from the existing paved public road to the first 30 feet within the property line at a minimum. All other internal roads may be paved or graveled. All roads shall be maintained free of debris, potholes and mud. No dirt roads shall be allowed at any time due to dust and erosion. One extra parking space is required for every camping unit.	All access points and primary internal roads leading to any permanent facility (lodge, cabin, shelter, picnic pavilion, bathhouse, or other common facility) shall be paved. Individual driveways and other internal roads may be paved or graveled. No dirt roads shall be allowed at any time due to dust and erosion. All roads shall be maintained free of debris, potholes and mud. One extra parking space is required for every camping unit site.
Private Ownership of Individual Sites Permitted	No	No	No	Yes, with restrictions
Home Owners Association Required	No	No	No	Yes – mandatory
Central Garbage Designated Areas	Yes, as needed	Yes	Yes	Yes
Individual garbage pick-up	No	No	No	No
Permanent Accessory Structures Permitted by Fee Set By Fee Schedule in Article XII of this Resolution Inspection and Updated Site Plan Required (free-standing decks, covered decks, screened-in covered decks, patios, or storage buildings only)	No	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed and approved by the Planning & Zoning Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed and approved by the Planning & Zoning Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced or removed. Article XI shall govern the legal status of non-complying structures.	YES – No greater than 200 square feet in total per camper site. All accessory structures, limited to decks, covered decks, screened-in covered decks, patios or out-buildings/yard barns, but excluding any enclosed additions to campers, shall be reviewed and approved by the Planning & Zoning Department and illustrated on a site plan pursuant to Article XII regarding site plan requirements and building permit fees. Existing structures shall be allowed to remain, may be replaced or removed. Article XI shall govern the legal status of non-complying structures.
Separation of Camping Sites	Not regulated but recommended to prevent the spread of fire, offer some privacy, and mobility of camping units.	Yes, a ten-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of thirty (30) feet wide.	Yes, a ten-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of thirty (30) feet wide.	Yes, a ten-foot separation between all accessory structures and the next adjacent camper/RV/travel trailer shall be required. Each camping site shall be a minimum of fifty (50) feet wide.
Underground Utilities Required	No	No	No	Yes, unless topography poses undue hardship as determined by Planning Commission
Buffering/Screening/Landscaping	Not required	Yes, per Section 8-107	Yes, per Section 8-107	Yes, per Section 8-107
Long-Term Storage of RVs, Campers, Boats during off-season	Prohibited unless in a commercial zone with site plan approval	Permitted if needed in designated areas	Permitted if needed per site plan approval, in designated areas that are fenced in and secured.	Yes, per site plan approval. Permitted for owners of site only – not for the general public
All other bulk regulations apply per zoning district and site plan requirements	N/a	Yes	Yes	Yes
Building Permits Required	If applicable	Yes, unless governmental entity	Yes	Yes
Customary Residential Uses (home-occupations)	No	No	No	Yes
Open long-term storage of vehicles, and other personal effects	No	No	No	No
Cafeteria, Galley, Snack Shops, etc Permitted	No	Yes	Yes	Yes
Marinas, Boat Houses, and other Boating Services	No	No unless government-owned	Depends on zoning district	Depends on zoning district
Other outdoor recreational facilities Permitted	No	Yes – limited by zoning district	Yes – limited by zoning district	Yes – limited by zoning district
Maximum Number of Camping Units per Gross Acre (may be further limited by soil suitability and septic system approval)	N/a	N/a	Maximum 15 per acre (averages 1 per 2,904 square feet of land)	Maximum 12 (averages 1 per 3600 square feet of land)
Building Setback Requirements	All permanent structures shall comply with the district in which they are located	The perimeter setbacks shall be 30’ front, 12’ sides and 30’ rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be 30’ front, 12’ sides and 30’ rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.	The perimeter setbacks shall be 30’ front, 12’ sides and 30’ rear. These areas shall be free and clear of all permanent structures, campsites, and parking areas. Required buffering shall be included within the required setback yards.